

# EXHIBIT B

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, LLC**  
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1420 WALNUT STREET  
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February 21, 2024

Kenneth E. West  
Office of the Chapter 13 Standing Trustee  
1234 Market Street - Suite 1813  
Philadelphia, Pennsylvania 19107  
Via United States Mail

Melvin Geiger  
1113 Edmonds Avenue  
Drexel Hill, Pennsylvania 19026  
Via United States Mail

BRAD J. SADEK  
Sadek and Cooper  
1500 JFK Boulevard  
Ste 220  
Philadelphia, Pennsylvania 19102  
Via United States Mail

Re: Lakeview Loan Servicing, LLC or its Successor or Assignee vs. Melvin Geiger  
Chapter 13/Bankruptcy No. 23-10608-amc

Dear Parties:

We have been advised by our client that payment in accordance with the terms of the Stipulation approved by the Bankruptcy Court have not been made.

In order to cure the default, it will be necessary for your client to pay \$13,642.97, to become current under the Stipulation through February 2024, as well as all subsequent payments and late charges that fall due until the date of cure. The arrears are broken down as five (5) delinquent payments, each in the amount of \$2,708.71, representing October 2023 through February 2024; less suspense in the amount of \$0.58; and attorney fees and costs associated with preparing and mailing this Notice in the amount of \$100.00.

You are hereby notified that you have ten (10) days from the date of this letter in which to cure the default set forth above and to pay any subsequent payments that become due in the interim. At the expiration of the 10-day period, if the default has not been cured, I will file a Certification of Default with the Court in order to obtain an Order for relief from the Automatic Stay.

**McCabe, Weisberg & Conway is a debt collector. This is an attempt to collect a debt, and any information obtained will be used for that purpose.**

Very truly yours,  
*/s/ Andrew M. Lubin*  
ANDREW M. LUBIN, ESQUIRE  
McCABE, WEISBERG & CONWAY, LLC  
AML/cbs